132.0	0005	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,287,500 / 1,287,500
					USE VALUE:	1,287,500 / 1,287,500
					ASSESSED:	1,287,500 / 1,287,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
84	-86	BARTLETT AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DRUCKER MADELINE
Owner 2:	
Owner 3:	
Street 1:	86 BARTLETT AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .201 Sq. Ft. of land mainly classified as Two Family with a Multi- TnHs Building built about 1895, having primarily Wood Shingle Exterior and 3304 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 2 HalfBaths, 14 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	8758.000	667,900	5,100	614,500	1,287,500
Total Card	0.201	667,900	5,100	614,500	1,287,500
Total Parcel	0.201	667,900	5,100	614,500	1,287,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 389.69 /Parcel: 389.69

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 132.0-0005-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	667,900	5100	8,758.	614,500	1,287,500		Year end	12/23/2021
2021	104	FV	633,800	5100	8,758.	614,500	1,253,400		Year End Roll	12/10/2020
2020	104	FV	640,400	5100	8,758.	614,500	1,260,000	1,260,000	Year End Roll	12/18/2019
2019	104	FV	567,800	5100	8,758.	648,600	1,221,500	1,221,500	Year End Roll	1/3/2019
2018	104	FV	603,400	5100	8,758.	477,900	1,086,400	1,086,400	Year End Roll	12/20/2017
2017	104	FV	566,900	5100	8,758.	457,400	1,029,400	1,029,400	Year End Roll	1/3/2017
2016	104	FV	566,900	5100	8,758.	423,300	995,300	995,300	Year End	1/4/2016
2015	104	FV	475,500	5100	8,758.	355,000	835,600	835,600	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 10332

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	19948-40		7/1/1989		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/16/2018	1181	Siding	10,725	C				
5/29/2007	393	Re-Roof	20,000	C		G8	GR FY08	
7/19/2004	631	Redo Kit	10,675	C		G6	GR FY06	add 1/2 bath
2/3/2003	66	Add Bath	16,925					3/4BTH
8/19/1998	601	Manual	2,500					STAIRS/SHINGLES

ACTIVITY INFORMATION

Date	Result	By	Name
6/12/2018	Inspected	CC	Chris C
5/15/2018	MEAS&NOTICE	CC	Chris C
11/11/2008	Meas/Inspect	336	PATRIOT
4/4/2005	Permit Visit	BR	B Rossignol
12/20/1999	Inspected	276	PATRIOT
11/18/1999	Mailer Sent		
11/1/1999	Measured	263	PATRIOT
1/1/1982		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		8758		Sq. Ft.	Site		0	90.	0.78	10									614,465						614,500	

USER ACCT

85204

GIS Ref

GIS Ref

Insp Date

06/12/18

!10332!

PRINT

Date	Time
12/30/21	10:32:02

LAST REV

Date	Time
10/04/18	11:08:28
danam	

USER DEFINED

Prior Id # 1:	85204
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Total AC/HA:	0.20106	Total SF/SM:	8758	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	614,465	Spl Credit		Total:	614,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	14 - Multi- TnHs		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1895	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:	1	Rating:	Average
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:	1	Rating:	Good
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	150.00
Size Adj.:	0.97588456
Const Adj.:	1.00969899
Adj $ / SQ:	147.802
Other Features:	167800
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	907442
Depreciation:	239565
Depreciated Total:	667877

COMMENTS

OF=SINK IN BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	14	BRs:	6	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2004
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	M
1	6	3	M
Totals			
2	14	6	

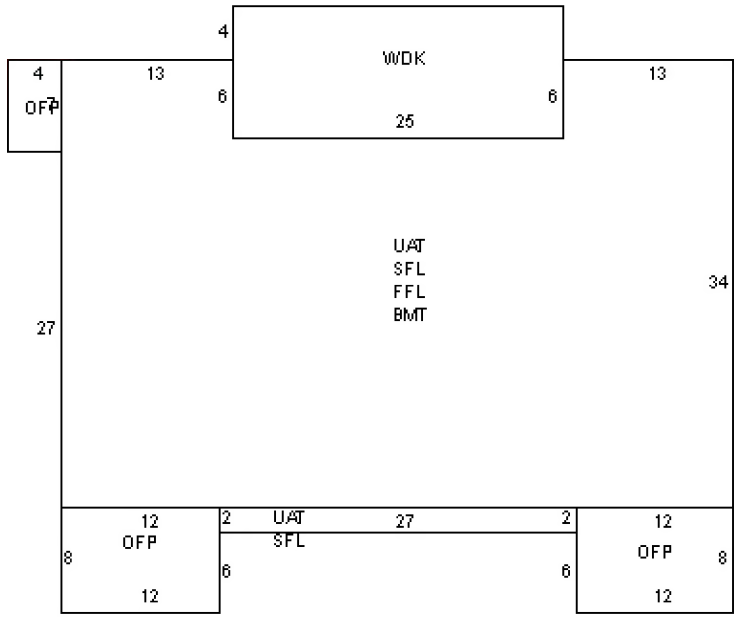
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	178.84
Special Features:	0	Val/Su Net:	117.46
Final Total:	667900	Val/Su SzAd	207.29

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,638	147.800	242,100
BMT	Basement	1,584	44.340	70,236
FFL	First Floor	1,584	147.800	234,119
UAT	Upper Attic	410	67.990	27,842
WDK	Deck	250	10.100	2,524
OFP	Open Porch	220	24.230	5,331

Net Sketched Area:	5,686	Total:	582,152
Size Ad	3222	Gross Area	6914	FinArea	3304
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	20		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

132.0-0005-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1915	21.25	T	40	104			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100